

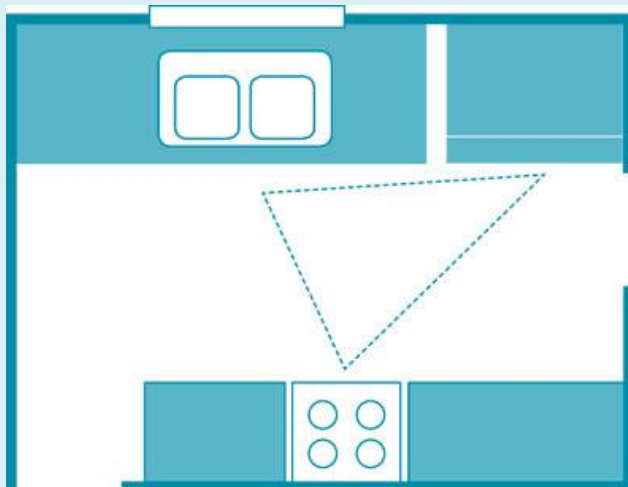
# Kitchen Remodeling - Getting Started

## Kitchen Layouts

Formulating a plan is the first step and a well-thought-out layout is a must for any kitchen project. The best layouts come from putting real thought into how you actually use your kitchen and the more you have thought about the possibilities and what you want, the better we'll be able to work with you. The care we take in helping you plan your kitchen design will be the key to creating a beautiful and functional kitchen.

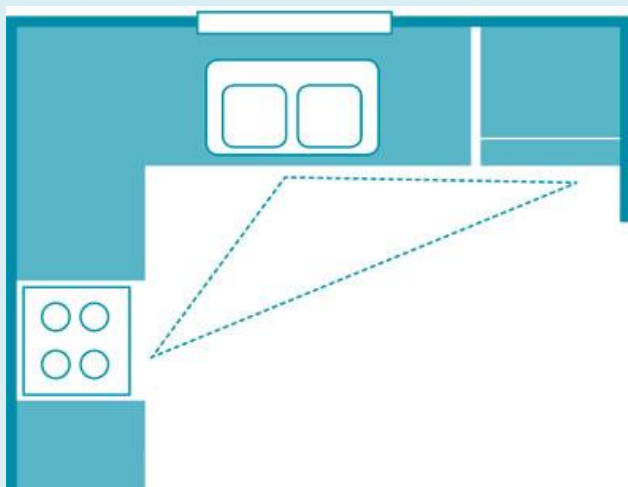
There's more than one way to approach creating a floor plan for your kitchen. The classic "work triangle" method involves optimizing the triangle formed by the three main kitchen appliances - sink, range and refrigerator.

More recently, the concept of "work centers" has come into use, allowing more than one person to work efficiently without getting in anyone else's way. Also, most new construction today has an added feature in the kitchen area - an office/computer center. This new feature is an added benefit for those whose lifestyles demand it.



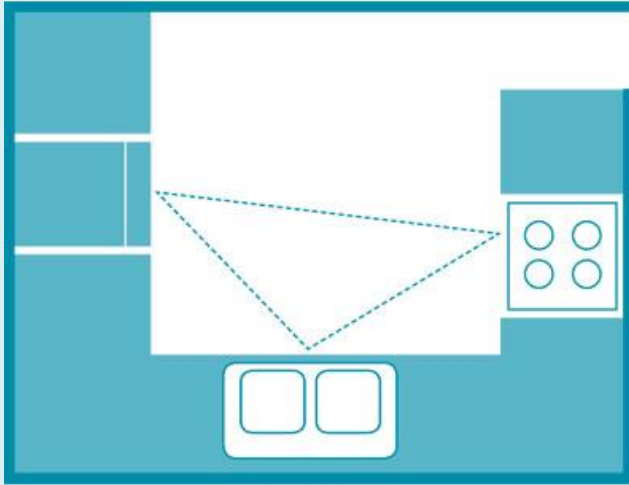
### Galley Layout

The galley consists of two facing walls and usually is found in condos and apartments. The work triangle is efficient, but the aisle between the two countertops is narrow. This is a good plan for one cook.



### L-Shape

Two perpendicular walls contain the three main elements – sink, cook top and refrigerator – to create a natural triangle. The L-shape kitchen generally will have ample counter space and lends itself to the inclusion of an island.



### U-Shape

The U-shape kitchen uses three walls or two walls with an attached peninsula. This is a very efficient layout that allows the cook to pivot among the stations. It also provides excellent storage and can accommodate two cooks. A center island often is included in the larger versions of this plan.

### Kitchen Color Scheme and Finish Materials

Choosing the finishes is another critical part of the kitchen remodel process. Listed below are the primary categories.

**Cabinets** - There are a variety of cabinet styles and colors to choose from and a sample of what we have to offer can be found by [clicking here](#).

**Countertops** - Our countertop choices range from less expensive Formica and tile to more expensive solid surface and granite.

Granite is one of the most popular materials for kitchen and bathroom countertops. To view some of our most recently used granite color choices [click here](#). Names can vary depending on vendor but we are familiar with most of them and can help you find the granite color just right for you and your home.

**Flooring** - Sheet vinyl is still the predominant flooring choice for budget and income property. It has a variety of textures, designs, price ranges and is virtually tenant, pet and kid proof. Laminates are also a cost-effective and attractive option.

Ceramic tile has always been popular in more moderately priced kitchens and Travertine is also a popular option. Wood floors are gaining popularity in both moderate and high end kitchens.

**Kitchen Sinks** - Kitchen sinks are made of materials such as solid surface, cast iron, stainless steel and plastic. Mounting styles are either top-mount or under mount with a combination of sizes and features: single-bowl, double-bowl, deep or shallow. With Formica countertops, top-mounted sinks are the only option.

Faucets offer different finishes: polished brass or nickel, brushed nickel, chrome, stainless steel. Other options and price ranges include pull-out sprayers, single-levers, double-handled. Soap and filtered water dispensers are additional options that can be added at your sink.

**Appliances** - Appliance choices involve built-in or free-standing styles. This decision definitely factors into the overall design.

Refrigerator choices include side-by-side refrigerators or units with top or bottom mounted freezers. Ranges can be gas or electric and other options include halogen or smooth-top cook tops, double ovens and/or convection ovens. Other appliances can include trash compactors, microwaves, range hoods, down-draft vents and wine refrigeration units.

**OC Property Services, Inc is here to help you with all of these decisions and more!**